



Landmark Pinnacle 10 Marsh Wall, London, E14 9GU

£625 Per Week

47TH FLOOR ONE BEDROOM APARTMENT!

LIVE IN ONE OF LONDON'S TALLEST RESIDENTIAL BUILDINGS AND ENJOY THE VIEWS FROM THIS 12TH FLOOR ONE BED FLAT OR THE 56TH FLOOR GYM OR INDEED THE 75TH FLOOR ROOF GARDENS

Stunning views from all rooms in this one bedroom apartment located in Landmark Pinnacle situated off Marsh Wall moments from Canary Wharf itself

The 674 square feet of accommodation includes a spacious reception room with open plan luxury kitchen, floor to ceiling windows with amazing views and access to a winter garden. The double bedroom offers ample built in storage and also opens up to the winter garden, There is a luxury bathroom suite and further storage space.

This flat is better than most in The Wharf and deserves a view.

FURNISHED & AVAILABLE FROM 22.07.2024

- LANDMARK PINNACLE
- 674 SQUARE FEET
- CINEMA & MEDIA ROOMS
- AVAILABLE FROM 22.07.2024
- 75 FLOOR TOWER
- WINTER GARDEN
- 56TH FLOOR GYM & LOUNGES
- 47TH FLOOR ONE BED
- AMAZING VIEWS
- 75TH FLOOR ROOF GARDEN

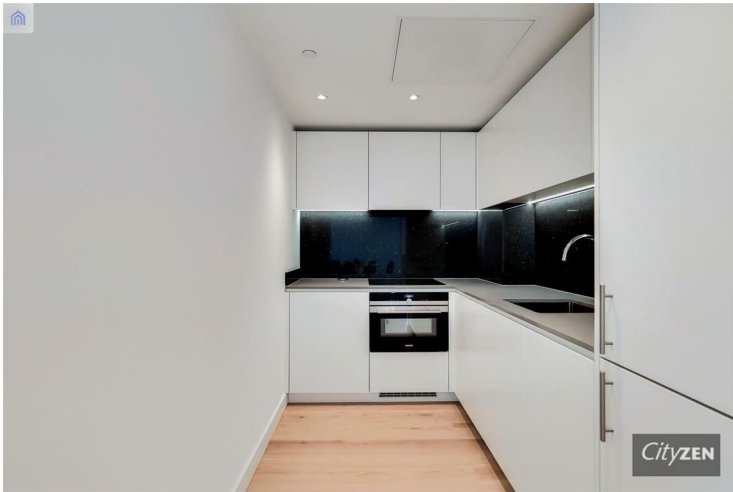
Landmark Pinnacle 10 Marsh Wall, London, E14 9GU



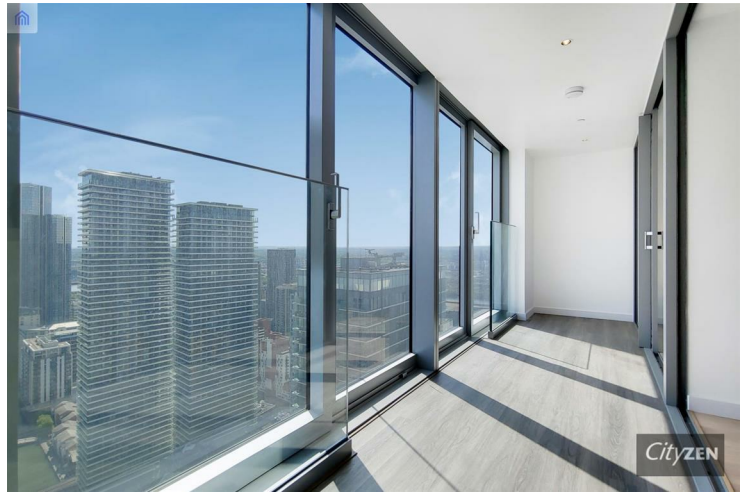
RECEPTION ROOM



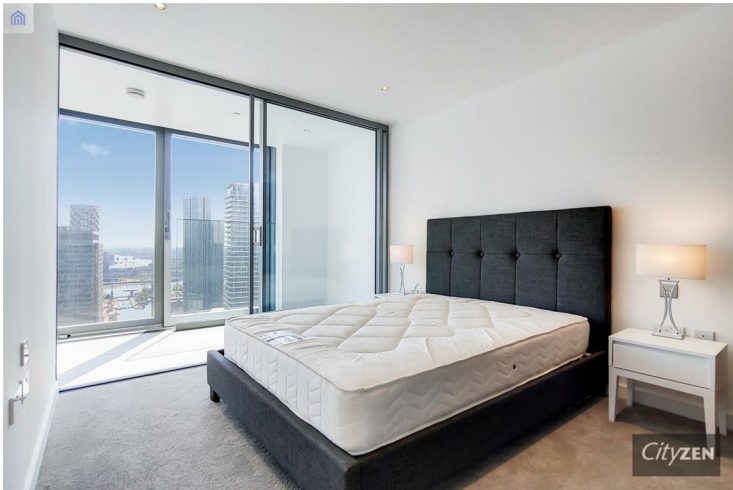
RECEPTION ROOM



KITCHEN



WINTER GARDEN



BEDROOM



BEDROOM

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BATHROOM



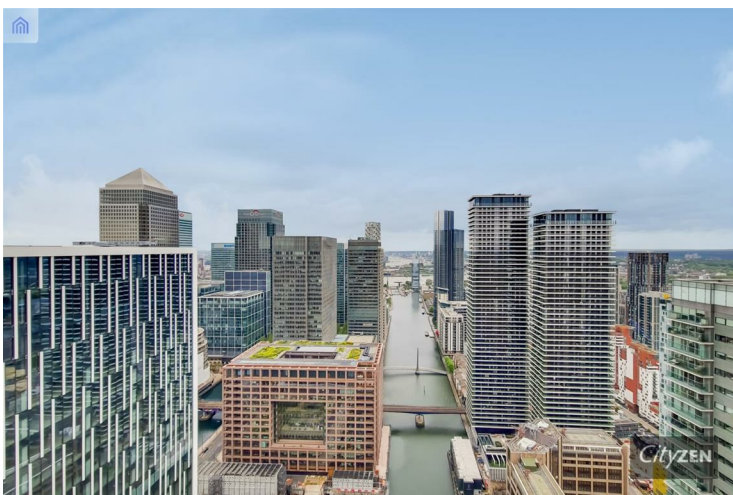
RESIDENTS LOUNGE & DINING AREAS (CGI)



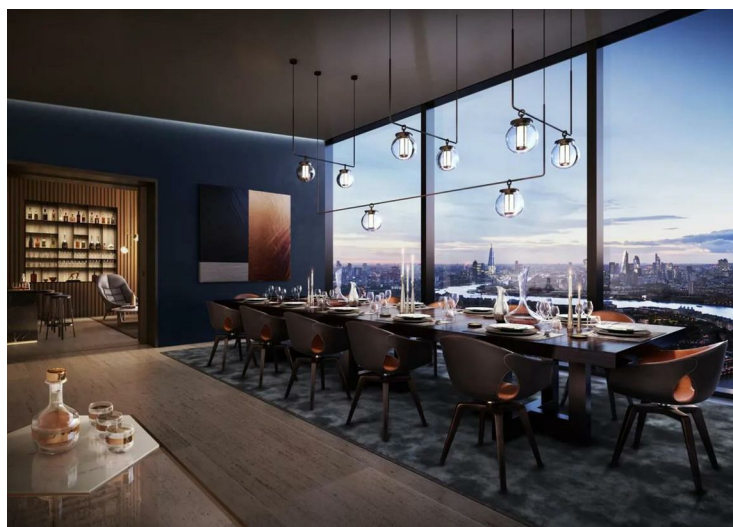
LANDMARK PINNACLE



75TH FLOOR GARDENS (CGI)



VIEWS FROM ALL ROOMS



RESIDENTS LOUNGE & DINING AREAS (CGI)

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75TH FLOOR GARDENS (CGI)



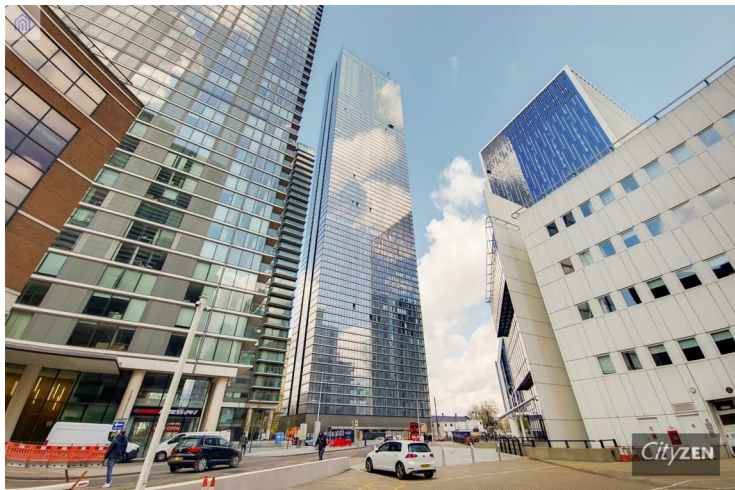
LANDMARK PINNACLE



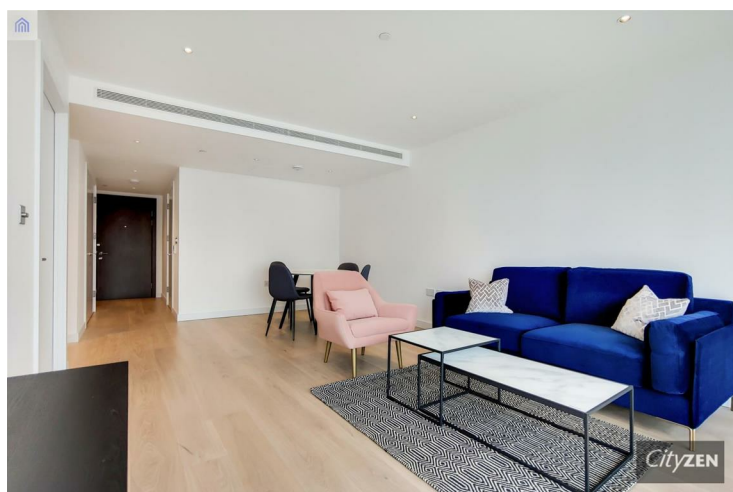
56TH FLOOR GYM (CGI)



WINTER GARDEN

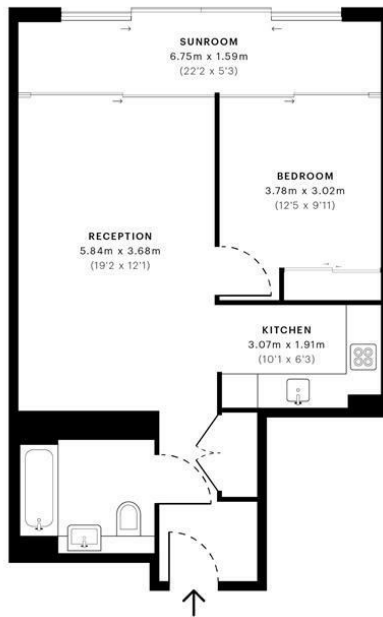


LANDMARK PINNACLE



RECEPTION ROOM

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GROSS INTERNAL AREA (GIA)
The footprint of the property
62.60 sqm / 673.82 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, restricted head height
58.64 sqm / 631.20 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

spec Verified **RICS Certified Property Measurer**

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B Residential: 62.60 sqm / 673.82 sqft
IPMS 2B Commercial: 59.00 sqm / 633.72 sqft

SPIC ID: 60a28d086c4db0e3f966b64

Energy Efficiency Rating

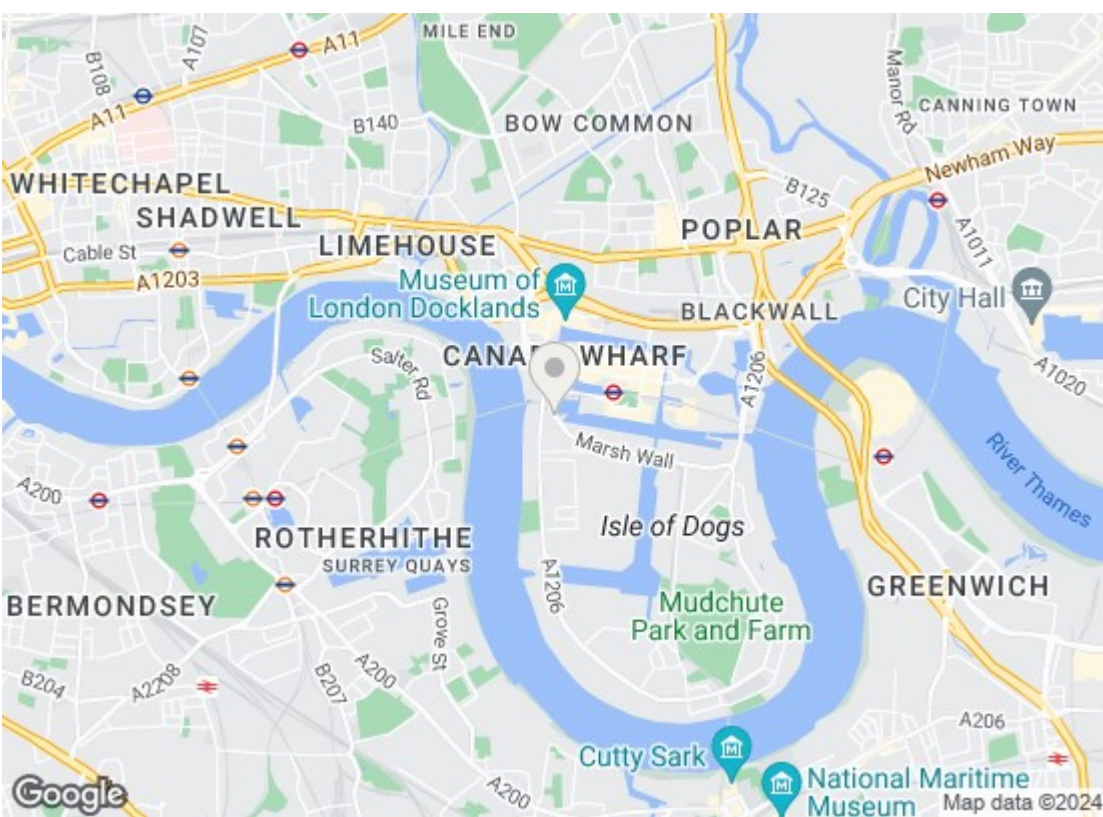
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.